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5860-16-6905E

DEVON BANK

DEED IN TRUST

25501044

The above space for recorder's use only

THIS INDENTURE WITNESSETH. That the Grantor SUSAN GRAZIANO, a spinster

of the County of Cook and State of Illinois for and in consideration of Ten and no/100-----(\$10.00)-----Dollars, and other good and valuable considerations in hand paid, Convey and Quit Claim unto the ---DEVON BANK---, a corporation of Illinois, as Trustee under the provisions of a trust agreement dated the 15th day of May 1980, known as Trust Number 4052 and State of Illinois, to-wit: the following described real estate in the County of Cook

LEGAL DESCRIPTION TO UNIT 304E ATTACHED AS A RIDER HERETO

Paragraph E, Section 4, of

of, Seller or Representative

Unit No. 304E in Grove Manor Condominium as delineated on the survey of the parcel of real estate described in the Rider attached hereto and made a part hereof, which survey is attached as Exhibit "A" to Condominium Declaration registered with the Registrar of Titles of Cook County as Document No. 3149690 and recorded with the Recorder of Deeds of Cook County as Document No. 25387987, together with its undivided percentage interest in the Common Elements, and together with the right to the exclusive use and possession for parking purposes of that Limited Common Element delineated as Parking Space(s) No. 34 on the Survey attached as Exhibit "A" to the said Condominium Declaration, and the right to the exclusive use and possession of those additional Limited Common Elements as defined by the Condominium Declaration which are contiguous to and serve the aforesaid unit exclusively.

Party of the First Part also hereby grants to Party of the Second Part, its successors and assigns as rights and easements appurtenant to the above-described real estate, the rights and easements for the benefit of said property set forth in the aforementioned Condominium Declaration, and the Party of the First Part reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

This deed is subject to all rights, easements, restrictions, conditions, covenants and reservations contained in the aforementioned Condominium Declaration and Exhibits thereto and in the Condominium Property Act of Illinois, the same as though the provisions of said Declaration and Act were recited at length herein; the terms of the Declaration of Covenants, Conditions, Restrictions and Easements for the Morton Grove Estates Homeowners Association; taxes for the year(s) 1979 and subsequent years; covenants, conditions and restrictions of record and those subsequently filed of record if authorized by the Condominium Declaration; private, public and utility easements; roads and highways if any, and rights of the public into, over, upon and across all public highways; building lines, easements, cross easements and restrictions of record; party wall rights and agreements if any; applicable zoning or building laws or ordinances; mortgage, if any, of Party of the Second Part.

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RIDER

THE LEGAL DESCRIPTION OF THE REAL ESTATE AT 2600-2610 WAUKEGAN ROAD, MORTON GROVE, COOK COUNTY, ILLINOIS IS AS FOLLOWS:

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THE FOLLOWING THREE PARCELS OF PART OF:
LOT 183 (EXCEPT THE NORTH 24.10 FT. THEREOF), LOTS 318 TO 325, BOTH INCLUSIVE, (EXCEPT FROM SAID LOTS THE NORTH 24.10 FT. THEREOF), LOTS 174 TO 182, BOTH INCLUSIVE, LOTS 292 TO 299, BOTH INCLUSIVE, LOT "D" AND LOT "E" ALL IN THE FIRST ADDITION TO DEMPSTER-WAUKEGAN ROAD SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ALSO THE FOLLOWING PUBLIC STREET AND ALLEYS LOCATED AND HERETOFORE VACATED BY THE VILLAGE OF MORTON GROVE, ILLINOIS, AND BEING IN THE FIRST ADDITION TO DEMPSTER-WAUKEGAN ROAD SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL OF THE 16 FT. PUBLIC ALLEY ABUTTING ON AND LYING BETWEEN LOTS 292 TO 299 INCLUSIVE ON THE SOUTH AND LOTS 318 TO 325, INCLUSIVE, ON THE NORTH, ALL OF THE 16 FT. PUBLIC ALLEY ABUTTING ON AND LYING BETWEEN LOT "D" ON THE WEST AND LOT "E" ON THE EAST, ALL OF THE 16 FT. PUBLIC ALLEY ABUTTING ON AND LYING ADJACENT TO LOT 325 (EXCEPT THE NORTH 24.10 FT.) ON THE WEST AND LOTS 178 TO 183, INCLUSIVE, ON THE EAST AND EXTENDING BETWEEN THE NORTH LINE OF LOT (EXCEPT THE NORTH 24.10 FT.) AS EXTENDED EASTERLY, AND THE NORTH LINE OF LOT 299 AS EXTENDED EASTERLY, ALL OF THAT PART OF THE PUBLIC STREET KNOWN AS GREENLEAF AVENUE ABUTTING ON AND LYING BETWEEN LOTS 292 TO 299 INCLUSIVE ON THE NORTH AND LOT "D" ON THE SOUTH,

ALL THAT PART OF THE 16 FOOT PUBLIC ALLEY ABUTTING ON AND LYING ADJACENT TO LOT 299 ON THE WEST AND LOTS 174 TO 178, INCLUSIVE, ON THE EAST AND EXTENDING SOUTH OF THE NORTH LINE OF LOT 299 AS EXTENDED EASTERLY, ALL THAT PART OF THE PUBLIC STREET KNOWN AS GREENLEAF AVENUE ABUTTING ON AND LYING BETWEEN LOT 174 ON THE NORTH AND LOT "E" ON THE SOUTH, LYING EAST OF THE EAST LINE OF LOT 299 AS EXTENDED SOUTH AND WEST OF THE WEST LINE OF WAUKEGAN ROAD, THE FIRST ADDITION TO DEMPSTER-WAUKEGAN ROAD SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

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PARCEL 1, (EAST BUILDING)
COMMENCING AT A POINT ON THE WEST LINE OF WAUKEGAN ROAD 265.0 FT. NORTH OF THE SOUTHEAST CORNER OF LOT "E" AFORESAID; THENCE WEST AT RIGHT ANGLES TO WEST LINE OF WAUKEGAN ROAD 26.0 FT. FOR A PLACE OF BEGINNING; THENCE CONTINUING WEST ALONG SAID RIGHT ANGLE LINE 107.50 FT.; THENCE SOUTH PARALLEL WITH SAID WEST LINE OF WAUKEGAN ROAD 81.0 FT.; THENCE EAST AT RIGHT ANGLES 6.0 FT.; THENCE SOUTH PARALLEL WITH SAID WEST LINE OF WAUKEGAN ROAD 135.0 FT.; THENCE EAST AT RIGHT ANGLES 101.50 FT. TO A POINT 24.0 FT. WEST OF THE WEST LINE OF WAUKEGAN ROAD; THENCE NORTH PARALLEL WITH SAID WEST LINE OF WAUKEGAN ROAD 216.0 FT. TO THE PLACE OF BEGINNING.

PARCEL 2, (WEST BUILDING)
COMMENCING AT A POINT ON THE WEST LINE OF WAUKEGAN ROAD 265.0 FT. NORTH OF THE SOUTHEAST CORNER OF LOT "E" AFORESAID; THENCE WEST AT RIGHT ANGLES TO THE WEST LINE OF WAUKEGAN ROAD 187.50 FT. FOR A PLACE OF BEGINNING; THENCE CONTINUING WEST ALONG SAID RIGHT ANGLE LINE 107.50 FT.; THENCE SOUTH PARALLEL WITH SAID WEST LINE OF WAUKEGAN ROAD 216.0 FT.; THENCE EAST AT RIGHT ANGLES 101.50 FT.; THENCE NORTH PARALLEL WITH SAID WEST LINE OF WAUKEGAN ROAD 135.0 FT.; THENCE EAST AT RIGHT ANGLES 6.0 FT.; THENCE NORTH PARALLEL WITH SAID WEST LINE OF WAUKEGAN ROAD 81.0 FT. TO THE PLACE OF BEGINNING.

PARCEL 3, (GARAGE)
BEGINNING AT A POINT ON THE SOUTH LINE OF LOT "E" AFORESAID, 89.0 FT. WEST OF THE SOUTH CORNER THEREOF; THENCE WEST ALONG THE SOUTH LINE OF LOT "E", ABUTTING VACATED ALLEY AND LOT "D" 136.0 FT.; THENCE NORTH AT RIGHT ANGLES 24.0 FT.; THENCE EAST PARALLEL WITH THE SOUTH LINE OF LOT "E" AND LOT "D" 136.0 FT.; THENCE SOUTH AT RIGHT ANGLES 24.0 FT. TO THE PLACE OF BEGINNING.

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TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said premises or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 99 years, and to renew or extend such leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said property, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to lease, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this indenture and by said trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this indenture and in said trust agreement or in some agreement thereof and binding upon all beneficiaries thereunder, (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (d) if the conveyance is made to a successor or successor in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest in, or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust" or "on condition", or "with limitations", or words of similar import, in accordance with the statute in such case made and provided.

And the said grantor hereby expressly waives and releases any and all claim or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

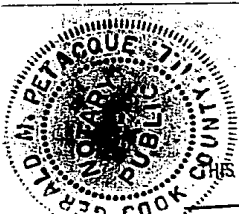
In Witness Whereof, the grantor aforesaid has hereunto set her hand and seal this 15th day of May 1980

(Seal)

Susan Graziano (Seal)
Susan Graziano, a spinster

(Seal)

State of Illinois } ss. I, Gerald M. Petacque, a Notary Public in and for said County, in
County of Cook } the state aforesaid, do hereby certify that Susan Graziano, a spinster



personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.
Given under my hand and notarial seal this 15th day of May 1980

THIS INSTRUMENT WAS PREPARED BY

Gerald M. Petacque
Notary Public

DEVON BANK
6445 NORTH WESTERN AVENUE / MC 5-2500

BOX 39

For information only insert street address of above described property.

Exempt under provisions of Real Estate Transfer Tax Act

Buyer Date 6-27-80

This space for affixing Hiders and Revenue Stamps

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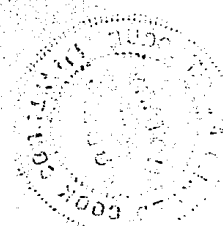
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Sidney R. Olson
REGISTRAR OF TITLES

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